

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie O. Nolan, AICP, Acting Development Services
Director/(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Master Site Plan Application: MSP 12-8-05/06-22/Brierwood
Estates/1385 SW 131st Terrace.

AFFECTED DISTRICT: District 4

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: MSP 12-8-05, Brierwood Estates, 1385 SW 131 Terrace

REPORT IN BRIEF: The petitioner is requesting master site plan approval for 38 single-family homes. The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. A prior site plan application known as Lorson Estates was approved by Town Council in 2006 for the south portion of the site. The petitioner purchased this property and added the north parcel to create a 38-units residential development. The proposed development is designed with an overall Mediterranean style. The petitioner is proposing 3 models: Alpine (one-story), Birch (two-story), and Cypress (two-story). All models provide 2 optional elevations. The architecture of the proposed models depicts features such as arches, hip roof, columns and medallions. Materials such as pre-cast concrete stone molding, pre-cast concrete stone bands, Spanish "S" roof tile, wood outlookers, decorative wood louvers, and decorative iron railings are shown in all elevations. The proposed plat provides access onto the subject site off SW 139th Avenue through two 40' vehicular access openings. A vehicular access opening at SW 13th Place will only serve as emergency access for public safety needs. Parking will be provided on each individual home by providing driveways and/or enclosed car garages. The proposed residential project can be considered compatible with the uses and properties along SW 130th Avenue.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the April 8, 2008 Site Plan Committee meeting, Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve subject to staff's recommendations and the following: 1) subject to Vice-Chair Engel's conditions

regarding the asphalt recreational trail (the conditions being that the asphalt recreational trail shall meet the Town of Davie development standards for recreational trails); 2) subject to Ms. Lee's landscape recommendations which were a) that the developer provide a landscape buffer along the western perimeter which backed up to lots 13 through 16, b) to add an additional street tree as required by Code in the rear yards, and c) to talk with the landscape architect about changing out the Bald Cypress which were located in the buffers with canopy trees that would be full and thick all year long; 3) that the developer would come back before the Committee with all their elevations; 4) make the floor plans reflect the elevations and it was okay for the site plan to proceed forward; 5) that the driveways on lots 1 and 38 be as close as possible to the western property lines of those two lots; 6) that the driveway for lot 28 be at the northern most portion of that lot; 7) that there be a backup generator at the lift station; 8) that the developer would consider some type of landscaping on the south side of SW 14th Street; and 9) that the entrance monument be shown on the site plans. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: MSP 12-8-05/06-22/Brierwood Estates

Original Report Date: 3/28/08

Revision(s):

4/09/2008

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Deerwood Estates, Inc/ Carmen Lunnetta

Address: 1441 Interchange Circle South

City: Miramar, Florida 33025

Phone: (954) 889-0421

Background Information

Application Request: The petitioner requests site plan approval for 38 single-family units

Address: 1385 SW 131st Terrace

Location: Generally located on the northwest corner of SW 130th Avenue and Southwest 14th Street.

Future Land Use Plan Map: Residential 5 DU/Acre

Existing Zoning(s): A-1, Agricultural District and R-5, Low Medium Density Dwelling

Proposed Zoning(s): R-5, Low Medium Density Dwelling

Existing Use(s): Residential single-family

Parcel Size: 13.24 net acres (576,734 sq. ft.)

Proposed Use(s): 38 single-family homes

Proposed Density: 2.8 DU/acre

Surrounding Use(s):

North: Residential / Elementary School
DU/Acre

South: Residential Development
DU/Acre

Designation(s):

	<u>Use</u>	<u>Plan</u>	<u>Map</u>
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Residential			5
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Residential			1
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East:	Residential Development	Residential	3
DU/Acre			
West:	Elementary School	Residential	5
DU/Acre			

Surrounding Zoning(s):

North:	CF, Community Facility/ A-1, Agricultural District
South:	R-1, Low Density Dwelling District
East:	PRD-5, Planned Residential Development
West:	CF, Community Facility

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation classification was in place at the time of annexation.

Previous requests on same property:

On May 3, 2006 Town Council approved Rezoning Application (ZB 8-2-04 Lorson Estates) to Rezone the approximately 4.37 acre subject site from A-1, Agricultural District to R-5, Low Medium Density Dwelling District for the south portion of the subject property.

On May 3, 2006 Town Council approved Plat Application (P 8-3-04 Lorson Estates), this plat application is for eleven (11) lot specific parcels for the south portion of the subject property.

On May 3, 2006 Town Council approved Site Plan Application (SP 8-12-04 Lorson Estates), this site plan approval for an eleven (11) single-family home development.

Concurrent Request(s) on same property:

Rezoning Application (ZB 12-2-05), the petitioner requests approval to rezone the subject property from A-1, Agricultural District to R-5, Low Medium Density Dwelling District.

Plat Application (P 2-2-06), requesting approval of the plat known as “Brierwood Estates”.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (I)(4)), the R-5, Low Medium Density Dwelling District is intended to implement the five (5) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low-medium density single-family dwelling district.

Land Development Code (Section 12-81A), Conventional Single-Family Development Standards for R-5, Low Medium Density Dwelling District, minimum lot area 7,000 sq. ft., minimum lot frontage 75 feet, maximum height is 35 feet, maximum building ratio is 40%, minimum front setback 25 feet, side setback 10 feet, and rear setback 15 feet.

Land Development Code, (Section 12-33(L)(1)(a), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premises. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the

premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373), Expiration of Site Plans, All site plans approved pursuant to this section shall expire eighteen (18) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the date town council approved the site plan.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 3. This Planning Area is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is located at the northwest corner of Southwest 14th Street and Southwest 130th Avenue. A site plan application known as Lorson Estates was approved in 2006 for the south portion of the site. The petitioner purchased this property and added the north parcel to create a 38-units residential development.

2. *Architecture:* The proposed development is designed with an overall Mediterranean style. The petitioner is proposing 3 models: Alpine (one-story), Birch (two-story), and Cypress (two-story). All models provide 2 optional elevations. The architecture of the proposed models depicts features such as arches, hip roof, columns and medallions. Materials such as pre-cast concrete stone molding, pre-cast concrete stone bands, Spanish “S” roof tile, wood outlookers, decorative wood louvers, and decorative iron railings are shown in all elevations.
3. *Access and Parking:* The proposed plat provides access onto the subject site off SW 139th Avenue through two 40’ vehicular access openings. A vehicular access opening at SW 13th Place will only serve as access for the Fire Department. Parking will be provided on each individual home by providing driveways and/or enclosed car garages.
4. *Lighting:* The petitioner proposed light poles along all proposed right-of-ways. The lighting design meets Land Development Code requirements with maximum foot-candles of 1 at the property lines. Light poles style is Antique Street as indicated in the lighting plan which is consistent with the overall architectural style of the development.
5. *Signage:* The proposed site plan depicts an entry feature with a proposed area for the name of the development. The signage is not being reviewed at this time and must demonstrate compliance with signage regulations prior to the issuance of a building permit.
6. *Landscaping:* The petitioner’s proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and requirements for residential single-family development. The landscape plan indicates Live Oaks along internal Roads and along the perimeter. Additionally Species such as Gumbo Limbo, Cocoplum, Royal Poinciana, Crape Myrtle, Cabbage Palm and Wax Jasmine are depicted throughout the site.
7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. In attempts to meet drainage requirements, the petitioner has proposed retention areas and drainage easements throughout the site at the southwest portion of the subject site.
8. *Trails:* Oak Hill Park Trail is located along SW 130th Avenue and SW 14th Street adjacent to the subject site. This recreational and equestrian trail will accommodate leisure activities to and from the subject site. Additionally, the trail will also allow pedestrians and equestrians to access numerous Davie parks and other trails.

9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire, and Schools. The petitioner has agreed to provide drainage improvements for SW 130th Avenue, as indicated on the plat.
 10. *Compatibility:* The proposed residential project can be considered compatible with the uses and properties along SW 130th Avenue.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per § 12-205 (1), demonstrate internal circulation including entrance for service trucks to the loading area with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii.
2. As per § 12-205 (6), provide site triangles in all locations necessary on the site plan and landscape plan.
3. As per § 12-81A, specifically denote illustrate all required building setbacks with a dimension on the site plan sheet.

Engineering Division:

1. Engineering permit is required for filling the existing pond. A special permit is also required if fill exceeds 3,000 cubic yards.
 2. Provide preliminary storm water management calculations to ensure adequate retention area and storage.
 3. Provide emergency generator for lift station and indicate on site plan.
 4. CBWCD approval is required prior to site plan approval.
 5. The minimum separation between an intersection is 250 ft. Refer to the Town's Land Development Code Section 12-338 (A) (2) (B). Remove entrance north of SW 14th Street. The separation between intersections is only 180 ft.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Flamingo Elementary School on March 3, 2006 and March 10, 2006. In addition, the petitioner conducted an additional meeting after the purchase of the south parcel known as "Lorson Estates" on December 17, 2007 at Flamingo Elementary School. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the R-5, Low Medium Density Dwelling District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The petitioner's Rezoning Application (ZB 12-2-05) ensures that the residential project will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 5 DU/Acre.

Findings of Fact

Staff finds that the site plan complies with the general purpose of the proposed R-5, Low Medium Density Dwelling District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with the uses and properties located along SW 130th Avenue.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the April 8, 2008 Site Plan Committee meeting, Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve subject to staff's recommendations and the following: 1) subject to Vice-Chair Engel's conditions regarding the asphalt recreational trail (the conditions being that the asphalt recreational trail shall meet the Town of Davie development standards for recreational trails); 2) subject to Ms. Lee's landscape recommendations which were a) that the developer provide a landscape buffer along the western perimeter which backed up to lots 13 through 16, b) to add an additional street tree as required by Code in the rear yards, and c) to talk with the landscape architect

about changing out the Bald Cypress which were located in the buffers with canopy trees that would be full and thick all year long; 3) that the developer would come back before the Committee with all their elevations; 4) make the floor plans reflect the elevations and it was okay for the site plan to proceed forward; 5) that the driveways on lots 1 and 38 be as close as possible to the western property lines of those two lots; 6) that the driveway for lot 28 be at the northern most portion of that lot; 7) that there be a backup generator at the lift station; 8) that the developer would consider some type of landscaping on the south side of SW 14th Street; and 9) that the entrance monument be shown on the site plans. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. 1,000' Mailout Radius Map
 2. Property Owners within 1,000' of the Subject Site
 3. Public Participation Notice
 4. Public Participation Sign-in Sheets
 5. Public Participation Report
 6. Future Land Use Plan Map
 7. Aerial, Zoning, and Subject Site Map
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Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_05\SP 12-8-05 Brierwood Estates

Exhibit 1 (1,000' Mail-out Radius Map)

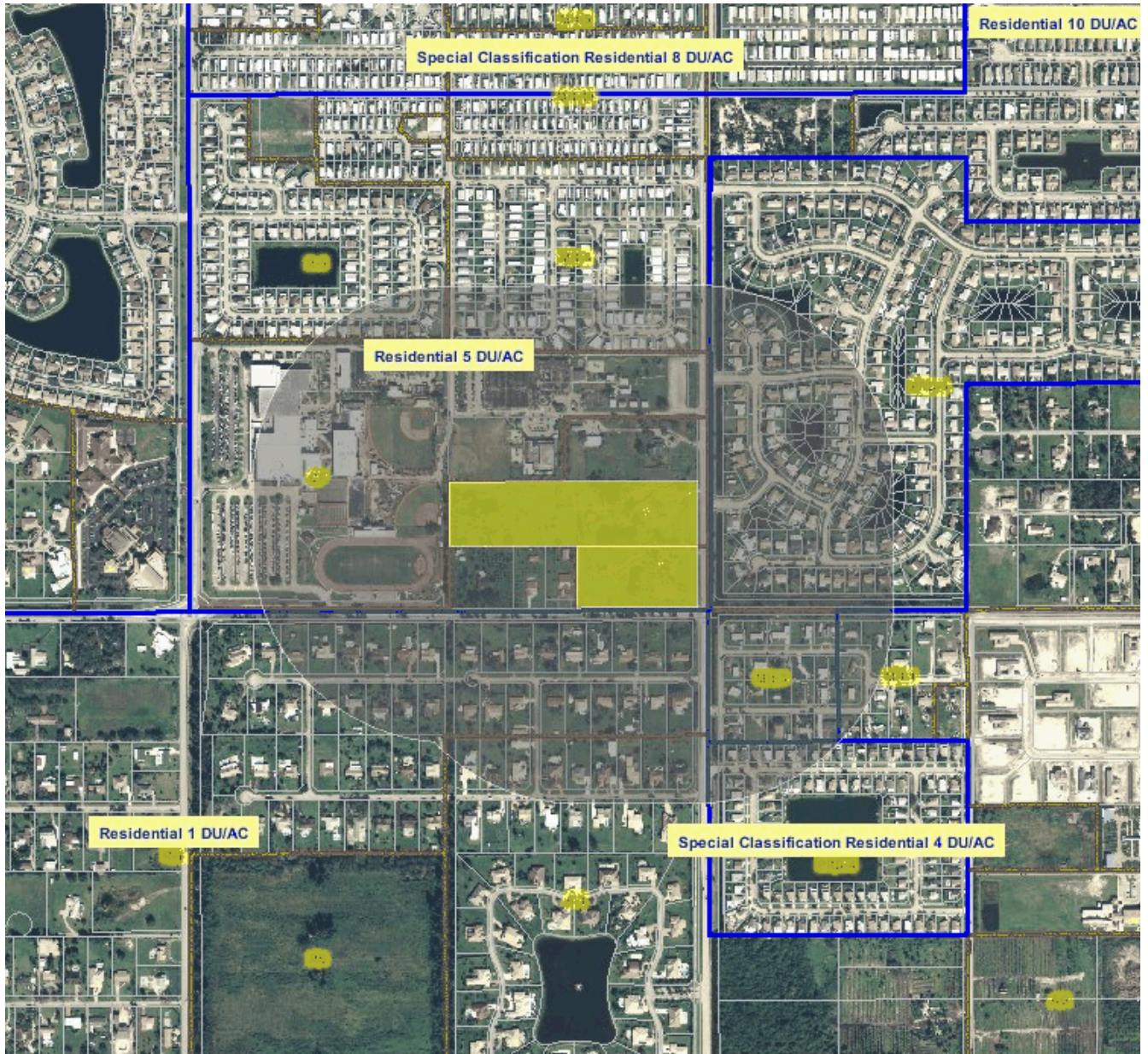


Exhibit 2 (Property Owners within 1,000' of the Subject Site)

ZB 12-2-05 /
PALESTRANT, ROBERT E & C B
13151 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
PALMER, JAMES W & LINDA S
12911 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
PALMER, JAMES W & LINDA S
12911 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
PAULSEN, NEIL EUGENE
12920 SW 15 ST
DAVIE FL 33325-5815

ZB 12-2-05 /
PEIFFER, CHARLES ALBERT &
DONNA
12741 SW 12TH CT
DAVIE FL 33325-5536

ZB 12-2-05 /
PENTA, PATRICIA
13400 SW 10 PL
DAVIE FL 33325-1603

ZB 12-2-05
PERRY, CLIFTON H SR
1111 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
PERRY, CLIFTON H SR
1111 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
PETER, GEORGE & YVES-ROSE
13210 SW 14 PL
DAVIE FL 33325

ZB 12-2-05
POLITO, PAUL J
1275 SW 130 AVE
DAVIE FL 33325

ZB 12-2-05
POWELL, PAMELA J 1/2 INT EA
12831 SW 13 MNR
DAVIE FL 33325-5546

ZB 12-2-05
POWELL, PAMELA J 1/2 INT EA
12831 SW 13 MNR
DAVIE FL 33325-5546

ZB 12-2-05
PROCTOR, JOHN M & BARBARA
12821 SW 13TH MNR
DAVIE FL 33325-5546

ZB 12-2-05
RANCH DEVELOPERS LLC
1251 SW 130 AVE
DAVIE FL 33325-4301

ZB 12-2-05
REARDON, SEAN P & CHRISTINE S
1020 SW 133RD TER
DAVIE FL 33325-1615

ZB 12-2-05
RICHARD, JOSEPH R
12820 SW 10TH MNR
DAVIE FL 33325-5511

ZB 12-2-05
ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

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ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

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ROWARS, CHARLES M TR
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ROWARS, CHARLES M TR
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ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

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ROWARS, CHARLES M TR
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CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS, CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
MAHAR,JUDY E 1/2 INT
12870 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05
MAHAR,JUDY E 1/2 INT
12870 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05
MANGANO,MICHAEL F & JOANNE
1400 SW 130TH AVE
DAVIE FL 33325-5801

ZB 12-2-05
MANGIERI,JEFFREY & LOUANN
1120 SW 128 DR
DAVIE FL 33325-5569

ZB 12-2-05
MANKOWSKI,ANN M
13300 SW 10TH PL
DAVIE FL 33325-1602

ZB 12-2-05
MARTIN,JAY & KATHLEEN
13291 SW 16 CT
DAVIE FL 33325-5740

ZB 12-2-05
MC DONALD,JOHN J JR
12721 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05
MC DONALD,JOHN J JR
12721 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05
MC GOWAN,EILEEN LE
12900 SW 14 CT
DAVIE FL 33325

ZB 12-2-05
MC LAUGHLIN,JOSEPH S & SHERI M
1310 SW 129TH WAY
DAVIE FL 33325-5583

ZB 12-2-05
MC LAUGHLIN,JOSEPH S & SHERI M
1310 SW 129TH WAY
DAVIE FL 33325-5583

ZB 12-2-05
MCCUSKER-REUSS,KIMBERLY
12901 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
MCCUSKER-REUSS,KIMBERLY
12901 SW 13TH MNR
DAVIE FL 33325-5548

ZB 12-2-05
MCGOWAN,EILEEN LE
12900 SW 14 CT
DAVIE FL 33325

ZB 12-2-05
MEADOR,WILLIAM G & DIANA C
12740 SW 13TH MNR
DAVIE FL 33325-5543

ZB 12-2-05 /
MORGAN,DENNIS 1/2 INT EA
1110 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05 /
MORGAN,DENNIS 1/2 INT EA
1110 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05
MOSER,ANTHONY J & JOYCE J
1081 SW 129TH WAY
DAVIE FL 33325-5578

ZB 12-2-05 /
MUCCIO,ROBERT S 1/2 INT
13501 SW 14 PL
DAVIE FL 33325-5728

ZB 12-2-05
MULLER,CHARLES & CAROL
12810 SW 13TH MNR
DAVIE FL 33325-5545

ZB 12-2-05
NAVARRETE,RAUL & KAREN
13430 SW 10 PL
DAVIE FL 33325

ZB 12-2-05 /
NELSON,TIMOTHY J & BARBARA E
12810 SW 10TH MNR
DAVIE FL 33325-5511

ZB 12-2-05 /
NELSON,TIMOTHY J & BARBARA E
12810 SW 10TH MNR
DAVIE FL 33325-5511

ZB 12-2-05
NICHOLS,OKEY & MARJORIE
1320 SW 128 DR
DAVIE FL 33325-5573

ZB 12-2-05 /
NICHOLS,OKEY & MARJORIE
1320 SW 128 DR
DAVIE FL 33325-5573

ZB 12-2-05
O'NEILL,ALYCE A
12851 SW 11 PL
DAVIE FL 33325-5532

ZB 12-2-05
O'NEILL,ALYCE A
12851 SW 11 PL
DAVIE FL 33325-5532

ZB 12-2-05
OLAFSON,DAVID & ELIZABETH
13301 SW 16 CT
DAVIE FL 33325-5712

ZB 12-2-05
OSBORN,HAROLD E III & KATHY A
1301 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05
OSBORN,HAROLD E III & KATHY A
1301 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05
JIMRUSTI,PHILLIP R
12730 SW 12TH CT
DAVIE FL 33325-5535

ZB 12-2-05
JIMRUSTI,PHILLIP R
12730 SW 12TH CT
DAVIE FL 33325-5535

ZB 12-2-05 /
JOHNSON,ROBERT J &
13310 SW 14 PL
DAVIE FL 33325-5723

ZB 12-2-05
JONES,CHRISTOPHER &
1111 SW 129 WAY
DAVIE FL 33325-5580

ZB 12-2-05 /
JUSTICE,RONALD R & CONNIE S
17560 66 CT N
LOXAHATCHEE FL 33470-3235

ZB 12-2-05 /
KHAN,MOHAMED & SAHIDAN
12741 SW 13TH MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
KHAN,NASEEB &
1101 SW 129 WAY
DAVIE FL 33324

ZB 12-2-05 /
KLINGER,DENNIS M TR &
12960 SW 14TH CT
DAVIE FL 33325-5811

ZB 12-2-05 /
KOSS,GARY T
12710 SW 13 MNR
DAVIE FL 33325-5543

ZB 12-2-05 /
KRIMINGER,R M & JENNIFER R
1131 SW 128 DR
DAVIE FL 33325-5570

ZB 12-2-05 /
KRIMINGER,R M & JENNIFER R
1131 SW 128 DR
DAVIE FL 33325-5570

ZB 12-2-05
LABRADOR,JOSE R
12740 SW 12 CT
DAVIE FL 33325-5535

ZB 12-2-05 /
LACEY,BARBARA L
12990 SW 13TH ST
DAVIE FL 33325-5541

ZB 12-2-05 /
LACEY,BARBARA L
12990 SW 13TH ST
DAVIE FL 33325-5541

ZB 12-2-05 /
LAUDON,LEWIS L & ROBYN
13300 SW 14TH PL
DAVIE FL 33325-5723

ZB 12-2-05 /
LEE,FRANK 1/2 INT
1031 SW 133 TER
DAVIE FL 33325-1616

ZB 12-2-05 /
LEE,JOHN L & SHERRYL R
12881 SW 11TH PL
DAVIE FL 33325-5532

ZB 12-2-05 /
LETENDRE,DONALD K &
ELIZABETH R
1310 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05 /
LETENDRE,DONALD K &
ELIZABETH R
1310 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05 /
LLOYD,PETER &
13091 SW 16 CT
DAVIE FL 33325

ZB 12-2-05 /
LOWE,DONALD J
1500 SW 130 AVE
DAVIE FL 33325-5803

ZB 12-2-05 /
LUCKETT,DALE
1450 SW 130 AVE
DAVIE FL 33325-5801

ZB 12-2-05 /
LUCKETT,JAMES G & VICTORIA
1080 SW 129TH WAY
DAVIE FL 33325-5577

ZB 12-2-05
LUCKETT,JAMES G & VICTORIA
1080 SW 129TH WAY
DAVIE FL 33325-5577

ZB 12-2-05
LUDWIG,RICHARD J & LISA J
1091 SW 129TH WAY
DAVIE FL 33325-5578

ZB 12-2-05
LUIS,MARLON & CHERYL
13251 SW 16 CT
DAVIE FL 33325-5740

ZB 12-2-05
LURZ,MARY AGNES
1320 SW 129 WAY
DAVIE FL 33325-5583

ZB 12-2-05
LYNN,KENNETH W & ROBIN M
1331 SW 127TH TER
DAVIE FL 33325-5564

ZB 12-2-05
MADDOX,PAUL T
1460 SW 130 AVE
DAVIE FL 33325-5801

ZB 12-2-05 /
MADRID,GERMAN 1/2 INT
13420 SW 10 PL
DAVIE FL 33325-1603

ZB 12-2-05
FLORIAN,MARIA A
13211 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05 /
FOSTER,JAMES & KATHLEEN
1300 SW 129 WAY
DAVIE FL 33325

ZB 12-2-05 /
FOSTER,JAMES & KATHLEEN
1300 SW 129 WAY
DAVIE FL 33325

ZB 12-2-05 /
FRAM,GLEN & SANDRA
1300 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05 /
FRAM,GLEN & SANDRA
1300 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05 /
FREEBECK,MARGARET E
1321 SW 127TH TER
DAVIE FL 33325-5564

ZB 12-2-05
GALL,GEORGE W
12951 SW 13 ST
DAVIE FL 33325

ZB 12-2-05
GEARHART,ALBERT M &
12731 SW 13TH MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
GEARHART,ALBERT M &
12731 SW 13TH MNR
DAVIE FL 33325-5544

ZB 12-2-05
GILLAN,JOHN J & T J FAM LIV TR
13101 SW 14 PL
FT LAUDERDALE FL 33325-5720

ZB 12-2-05
GREEN,CLARA J 1/2 INT
12920 SW 14 CT
DAVIE FL 33325-5811

ZB 12-2-05 /
GRONBERG,ERIK 1/2 INT EA
13000 SW 14 PL
DAVIE FL 33325-5717

ZB 12-2-05
GROW,STEWART A JR
13320 SW 10 PL
DAVIE FL 33325-1602

ZB 12-2-05 /
GUEVARA,MANUEL & KERRY L
12880 SW 11TH PL
DAVIE FL 33325-5531

ZB 12-2-05 /
GULLA,MATTHEW & LARA
13201 SW 16 CT
DAVIE FL 33325-5740

ZB 12-2-05
HANSEN,PAUL &
13200 SW 14 PL
DAVIE FL 33325-5721

ZB 12-2-05
HART,HAROLD RAYMOND &
JACQUELINE
12940 SW 15TH ST
DAVIE FL 33325-5815

ZB 12-2-05 /
HAUSMAN,NANCY P
13251 SW 14TH ST
DAVIE FL 33325-5710

ZB 12-2-05 /
HECHLER,SALLY E
13220 SW 14TH PL
DAVIE FL 33325-5721

ZB 12-2-05
HERNANDEZ,RUBEN
1331 SW 129 WAY
DAVIE FL 33325-5584

ZB 12-2-05 /
HISE,MYRA J
12940 SW 14TH CT
DAVIE FL 33325-5811

ZB 12-2-05
HOFFMANN,HARRY WAYNE &
LORRAINE
1210 SW 129TH WAY
DAVIE FL 33325-5581

ZB 12-2-05 /
HOFFMANN,HARRY WAYNE &
LORRAINE
1210 SW 129TH WAY
DAVIE FL 33325-5581

ZB 12-2-05 /
HOLCOMBE,ERNIE
13020 SW 14 PL
DAVIE FL 33325-5717

ZB 12-2-05
HORWATICH,ROBERT J & DEBRA J
12901 SW 15TH ST
FORT LAUDERDALE FL 33325-5816

ZB 12-2-05
HORWATICH,ROBERT J & DEBRA J
12901 SW 15TH ST
FORT LAUDERDALE FL 33325-5816

ZB 12-2-05 /
HOWIE,WARREN &
13111 SW 14TH PL
DAVIE FL 33325-5720

ZB 12-2-05 /
JEAN,NANETTE
12711 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
JEAN,NANETTE
12711 SW 13 MNR
DAVIE FL 33325-5544

ZB 12-2-05 /
JERGUSON,ANDREW P III & SUSAN D
12901 SW 14TH CT
FORT LAUDERDALE FL 33325-5812

ZB 12-2-05
CAVO,EMILIE M
1070 SW 129 WAY
DAVIE FL 33325-5577

ZB 12-2-05 /
CHAVEZ,ANA M &
12921 SW 13 MNR
DAVIE FL 33325-5548

ZB 12-2-05
COA,EIBAR
1201 SW 130 AVE
DAVIE FL 33325

ZB 12-2-05
COBB,MARTHA S
12950 SW 10 CT
DAVIE FL 33325-5505

ZB 12-2-05 /
COHEN,STEVEN M & TERESA C
13410 SW 10TH PL
DAVIE FL 33325-1603

ZB 12-2-05 /
COLLAZO,MARIA &
13301 SW 14 PL
DAVIE FL 33325-5724

ZB 12-2-05 /
CONLEY,RUBLE & RUTH 1/2 INT
12941 SW 14TH CT
DAVIE FL 33325-5812

ZB 12-2-05 /
CONNAUGHTON,JOHN J &
LUCRETIA R
12920 SW 13 MNR
DAVIE FL 33325-5547

ZB 12-2-05 /
CONRAD,ROBERTA A
1321 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05 /
CONRAD,ROBERTA A
1321 SW 129TH WAY
DAVIE FL 33325-5584

ZB 12-2-05 /
CORREA,THERESA &
12730 SW 13 MNR
DAVIE FL 33325-5543

ZB 12-2-05 /
CRENSHAW,WINFRED W & JANET A
13010 SW 14TH PL
DAVIE FL 33325-5717

ZB 12-2-05 /
CRICHTON,DANE
13321 SW 14 PL
DAVIE FL 33325-5724

ZB 12-2-05 /
DELLA PENTA,DAVID A & LAURA
12900 SW 13TH MNR
DAVIE FL 33325-5547

ZB 12-2-05 /
DEPOMPA,RON & SANDRA J
13411 SW 14TH PL
DAVIE FL 33325-5726

ZB 12-2-05
DESMOND,CHRIS J
13320 SW 14 PL
DAVIE FL 33325-5723

ZB 12-2-05 /
DOBEK,DAVID A & ROXANNE
1201 SW 129TH WAY
DAVIE FL 33325-5582

ZB 12-2-05 /
DOVI,JEAN M
1311 SW 127 TER
DAVIE FL 33325-5564

ZB 12-2-05
DRESSSEL,CHARLES J & EMILY S
13311 SW 14TH PL
DAVIE FL 33325-5724

ZB 12-2-05
DUFFY,MICHAEL B & CINDY
12961 SW 14TH CT
DAVIE FL 33325-5812

ZB 12-2-05 /
DUNN,DONNA J
12941 SW 15 ST
DAVIE FL 33325-5816

ZB 12-2-05 /
DUNN,KEITH FRANCIS & ERIN P
1301 SW 128TH DR
DAVIE FL 33325-5574

ZB 12-2-05
DUNN,KEITH FRANCIS & ERIN P
1301 SW 128TH DR
DAVIE FL 33325-5574

ZB 12-2-05 /
DUSKIN,MARK &
13401 SW 14TH PL
DAVIE FL 33325-5726

ZB 12-2-05 /
EAHEART,DANIEL F & LINDA E
13021 SW 14TH PL
DAVIE FL 33325-5718

ZB 12-2-05
EAST,KEVIN J &
12800 SW 13TH MNR
DAVIE FL 33325-5545

ZB 12-2-05 /
EBANKS,MARK L & SHERI A
13101 SW 16 CT
DAVIE FL 33325

ZB 12-2-05 /
EGAN,TRACEY L
12860 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05 /
EGAN,TRACEY L
12860 SW 11 PL
DAVIE FL 33325-5531

ZB 12-2-05 /
ELLIOTT,STEVEN & COLLEEN F
12731 SW 12 CT
DAVIE FL 33325-5536

ZB 12-2-05
ALL,KAREN
13440 SW 10 PL
DAVIE FL 33325

ZB 12-2-05
ANDREWS,JAMES C & PEGGY A
1211 SW 129TH WAY
DAVIE FL 33325-5582

ZB 12-2-05
ARATA,JAMES D & ELIZABETH
1200 SW 129 WAY
DAVIE FL 33325-5581

ZB 12-2-05
ARATA,JAMES D & ELIZABETH
1200 SW 129 WAY
DAVIE FL 33325-5581

ZB 12-2-05
ARNOLD,WAYNE E
13001 SW 14 PL
DAVIE FL 33325-5718

ZB 12-2-05
AVON,RICHARD P JR
12960 SW 10 CT
DAVIE FL 33325

ZB 12-2-05
BACCALA,GIOGIO
13001 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
BEAVERS LIV TR
1297 SW ELETCHER LANE
PORT ST LUCIE FL 34953

ZB 12-2-05
BERGIN,ROBERT E & DEBORAH A
13191 SW 16 CT
DAVIE FL 33325

ZB 12-2-05
BERMEO,EDGAR & VIVIANA
1071 SW 129 WAY
DAVIE FL 33325-5578

ZB 12-2-05
BETTELLI,ROBERT J & JEAN
13421 SW 14TH PL
DAVIE FL 33325-5726

ZB 12-2-05
BINGER,WILLIAM J JR & DEBBIE A
12921 SW 15 ST
DAVIE FL 33326

ZB 12-2-05
BLACK,WILLIAM G &
12840 SW 13TH MNR
FT LAUDERDALE FL 33325

ZB 12-2-05
BOHANNON,ROGER E & ANGELA
1061 SW 129 WAY
DAVIE FL 33325-5578

ZB 12-2-05
BOHANNON,ROGER E & ANGELA
1061 SW 129 WAY
DAVIE FL 33325-5578

ZB 12-2-05
BONITO,MICHAEL G & ADELINE
13100 SW 14TH PL
DAVIE FL 33325-5719

ZB 12-2-05
BRIOSI,MICHAEL V & ARACELIA R
1121 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
BRIOSI,MICHAEL V & ARACELIA R
1121 SW 128TH DR
DAVIE FL 33325-5570

ZB 12-2-05
BUDOSKI,PAUL 1/2 INT EA
12720 SW 12 CT
DAVIE FL 33325-5535

ZB 12-2-05
BUDOSKI,PAUL 1/2 INT EA
12720 SW 12 CT
DAVIE FL 33325-5535

ZB 12-2-05
BUKO,JOHN III & ROSEMARY
1330 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05
BUKO,JOHN III & ROSEMARY
1330 SW 128TH DR
DAVIE FL 33325-5573

ZB 12-2-05
BURKE,THOMAS M & MARY T
1110 SW 128TH DR
DAVIE FL 33325-5569

ZB 12-2-05
BURNS,ROY A & CRYSTAL KAY
12850 SW 11TH PL
DAVIE FL 33325-5531

ZB 12-2-05
BURNS,ROY A & CRYSTAL KAY
12850 SW 11TH PL
DAVIE FL 33325-5531

ZB 12-2-05
CACCIOPPO,PHYLLIS H
13201 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05
CAIRA,CRAIG M & JULIA O
13110 SW 14TH PL
FORT LAUDERDALE FL 33325-5719

ZB 12-2-05
CARBONELL,JOSE E & IRAIDA
1221 SW 127TH TER
DAVIE FL 33325-5562

ZB 12-2-05
CARBONELL,KARYN HILL
1121 SW 129 WAY
DAVIE FL 33325-5580

ZB 12-2-05
CAVO,EMILIE M
1070 SW 129 WAY
DAVIE FL 33325-5577

B 12-2-05 /
OWARS,CHARLES M TR
O BOX 2195
HICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

B 12-2-05
OWARS,CHARLES M TR
O BOX 2195
HICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
O BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

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CHICAGO IL 60690-2195

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ROWARS,CHARLES M TR
PO BOX 2195
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ROWARS,CHARLES M TR
PO BOX 2195
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ZB 12-2-05 /
ROWARS,CHARLES M TR
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ROWARS,CHARLES M TR
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CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

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ROWARS,CHARLES M TR
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ROWARS,CHARLES M TR
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ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
RYBARCZYK,MICHEL & MIREILLE
13221 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05 /
SAN GIOVANNI,JOSEPH G &
ROSALIE
13120 SW 14TH PL
DAVIE FL 33325-5719

ZB 12-2-05 /
ROWARS,CHARLES M TR
PO BOX 2195
CHICAGO IL 60690-2195

ZB 12-2-05
RYBARCZYK,MICHEL & MIREILLE
13221 SW 14TH PL
DAVIE FL 33325-5722

ZB 12-2-05 /
SAN GIOVANNI,JOSEPH G &
ROSALIE
13120 SW 14TH PL
DAVIE FL 33325-5719

ZB 12-2-05
TATE,REGAN
12961 SW 15 ST
DAVIE FL 33325-5816

ZB 12-2-05
TAYLOR,JAMES R &
13121 SW 14 PL
DAVIE FL 33325-5720

ZB 12-2-05
TELLEZ,JUAN R & ROSE ANN M
1030 SW 133RD TER
DAVIE FL 33325-1615

ZB 12-2-05 /
THE SCHOOL BOARD OF BROWARD
CO
600 SE 3RD AVE
FT LAUDERDALE FL 33301-3125

ZB 12-2-05
THE SCHOOL BOARD OF BROWARD
CO
600 SE 3RD AVE
FT LAUDERDALE FL 33301-3125

ZB 12-2-05 /
THE SCHOOL BOARD OF BROWARD
CO
600 SE 3 AVE
FT LAUDERDALE FL 33301-3125

ZB 12-2-05 /
TOPAL,MITCHELL M & NORMA S
12720 SW 13TH MNR
DAVIE FL 33325-5543

ZB 12-2-05 /
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL 33314

ZB 12-2-05
UBILLA,DINA C
12901 SW 13 ST
DAVIE FL 33325-5542

ZB 12-2-05 /
VARGAS,JOHN R & VALENTINA
13051 SW 16 CT
DAVIE FL 33325-5738

ZB 12-2-05 /
VOSCHIN,MATTHEW J & JOYCE I
13311 SW 16TH CT
DAVIE FL 33325-5712

ZB 12-2-05 /
WALLIN,DAVID W & ELIZABETH G
931 SW 129TH WAY
DAVIE FL 33325-5576

ZB 12-2-05 /
WHITE,BARBARA A FAM TR 1/2 INT
1211 SW 128 DR
DAVIE FL 33325-5572

ZB 12-2-05 /
WHITE,BARBARA A FAM TR 1/2 INT
1211 SW 128 DR
DAVIE FL 33325-5572

ZB 12-2-05
WHITE,BILLY E
4225 HADAMAS RD
SPOTSYLVANIA VA 22553

ZB 12-2-05
WHITSETT,SCOTT &
1071 SW 128TH DR
DAVIE FL 33325-5568

ZB 12-2-05 /
WILLIAMS,ELLEN 1/2 INT EA
1120 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05 /
WILLIAMS,ELLEN 1/2 INT EA
1120 SW 129 WAY
DAVIE FL 33325-5579

ZB 12-2-05 /
WILTON,T W & VIRGINIA D
12851 SW 14TH PL
DAVIE FL 33325-5808

ZB 12-2-05 /
YOUNG,JONATHAN S & IVONNE C
13330 SW 10 PL
DAVIE FL 33325-1602

ZB 12-2-05 /
ZAGACKI,JOSEPH S & CHERYL A
13410 SW 14TH PL
DAVIE FL 33325-5725

Exhibit 3 (*Public Participation Notice*)

Brierwood Estates, LLC.

0511-13

February 28, 2006

RE: Brierwood Estates residential community at 1251 S.W. 130th Avenue, Davie, Florida

Dear Property Owner:

Please be advised that on **March 3rd, 2006** at **6:30-8:30 P.M.**, we will be at **Flamingo Elementary School**, located at **1130 S.W. 133rd Avenue, Davie, FL 33325**, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development which will consist of 2,315-3,525 s.f. of single family homes, and be ready to answer any questions you may have, and will listen to any suggestions. A follow-up meeting will then be held at the same time and location on **March 10th, 2006**.

Sincerely,

BRIERWOOD ESTATES, LLC.

Cc: Town of Davie Planning Division

Brierwood Estates, LLC.

December 7, 2007

RE: Brierwood Estates residential community at 1251 S.W. 130th Avenue, Davie, FL

Dear Sir or Madam,

Please be advised that on **December 17th, 2007, at 7:00-8:30 P.M.**, we will be at **Flamingo Elementary School**, located at **1130 S.W. 133rd Avenue, Davie, FL 33325**, to discuss proposed improvements to the parcel of land listed above. We will have plans of the proposed residential development which will consist of single family residences that are 2,315-3,525 s.f. in size. We will also be able to answer any questions you may have, and are interested in hearing any suggestions that you may have.

This meeting is not a mandatory meeting of the Town of Davie, but we feel that it is important to share our plans and to open lines of communication with those living in the area adjacent to our proposed project.

We look forward to meeting with you!

Sincerely,

BRIERWOOD ESTATES, LLC.

Exhibit 4 (*Public Participation Sign-in Sheets*)

FIRST MEETING BRIERWOOD ESTATES

	NAME	ADDRESS	
③	Dianne Payne	13000 SW 14 PLACE	DAVIE
	Erik Gronberg	13000 SW 14 PLACE	DAVIE
	RAJDEV SINGH	13175 SW 14 ST.	DAVIE
	RADICA SHARDA PERSAD	13701 SW 14 ST	DAVIE
	THERESA GILLAN	13701 SW 14 PL	DAVIE
	Don PRICHARD	1651 SW 116 AV	DAVIE
②*	CAROL GALBRAITH	13501 SW 14th PL	DAVIE
	BOB MUCCIO	13501 SW 14th PL	DAVIE
	Robert Gaines	13510 SW 14th PLACE	DAVIE 33325
	Elizabeth Olafson	13301 SW 16 CT	DAVIE 33325
	George Galt	12951 SW 13 ST	DAVIE 33325
	Dennis Morgan	1170 SW 12th way	DAVIE 33325
	Michael + Mireille Rybarczyk	13221 S.W. 16 PL	DAVIE 33325

SECOND MEETING
SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date)

NAME	ADDRESS	PHONE
HARRY HAUSMAN	13251 SW 14 ST DAVIE, FL 33325	954 474-4755
ROBERT S. Muccio	13501 SW 14 Pl. DAVIE, FL. 33325	954-472-3689
JORD PALESTRANT	3151 SW 6 th CT Davie, FL 33325	
BAS DEO SIN/CH (please mail information)	13175 SW 14 ST DAVIE, FL 33325	
Cindy Aggy	12961 SW 14th Ct. Davie	370- 33325 2919
Charlene Mazyk	13321 S.W. 16 CT. Davie, FL 33325	
GINGER YOUNG	13300 SW 16 CT Davie FL 33325	

[illegible]

Exhibit 5 (Public Participation Report)



HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
14000 Military Trail, Suite 103
Delray Beach, Florida 33484
www.hsqgroupinc.com
(561) 637-0955 Phone • (561) 637-4731 Fax

BRIERWOOD ESTATES

PUBLIC PARTICIPATION MEETING #1 – NOTES

Meeting was held at Flamingo Elementary School (1130 Southwest 133rd Avenue, Davie, Florida 33325) on March 3, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 11 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by Antonio Quevedo (HSQ Group, Inc.)
An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Residents requested to see building elevations for both the rear and side of all the models.
- Residents were concerned about the total number of units for the project.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.



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Consulting Engineers • Planners • Transportation
14000 Military Trail, Suite 103
Delray Beach, Florida 33484
www.hsqgroupinc.com
(561) 637-0955 Phone • (561) 637-4731 Fax

BRIERWOOD ESTATES

PUBLIC PARTICIPATION MEETING #2 – NOTES

Meeting was held at Flamingo Elementary School (1130 Southwest 133rd Avenue, Davie, Florida 33325) on March 10, 2006.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 6:30 PM. There were a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

Presentation of the project was made by David Blanco (Brierwood Estates) and Antonio Quevedo (HSQ Group, Inc.).

An overall colored site plan, floor plans and elevations of the models were displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the residents present:

- Some residents stated that this project was not compatible with the surrounding neighborhoods.
- Residents were concerned about the total number of units for the project.
- Residents asked about the project access through the Lorson Homes site.
- Residents were concerned about the drainage impacts of this project on the adjacent roadways and canal system.
- Residents were concerned about the traffic impacts of this project on the adjacent roadways.

The meeting began to close after those present felt that they had asked all of their questions. The meeting was adjourned at approximately 8:30 PM.

Brierwood Public Participation Meeting #3—Notes

Meeting was held at Flamingo Elementary School on Monday, 12/17/07.

Notices were sent out in the mail to 173 unit owners. List of recipients was obtained from Town of Davie.

Meeting commenced at 7:05 PM. There was a total of 7 residents in attendance. A sign-in sheet was available for all attending to sign their name.

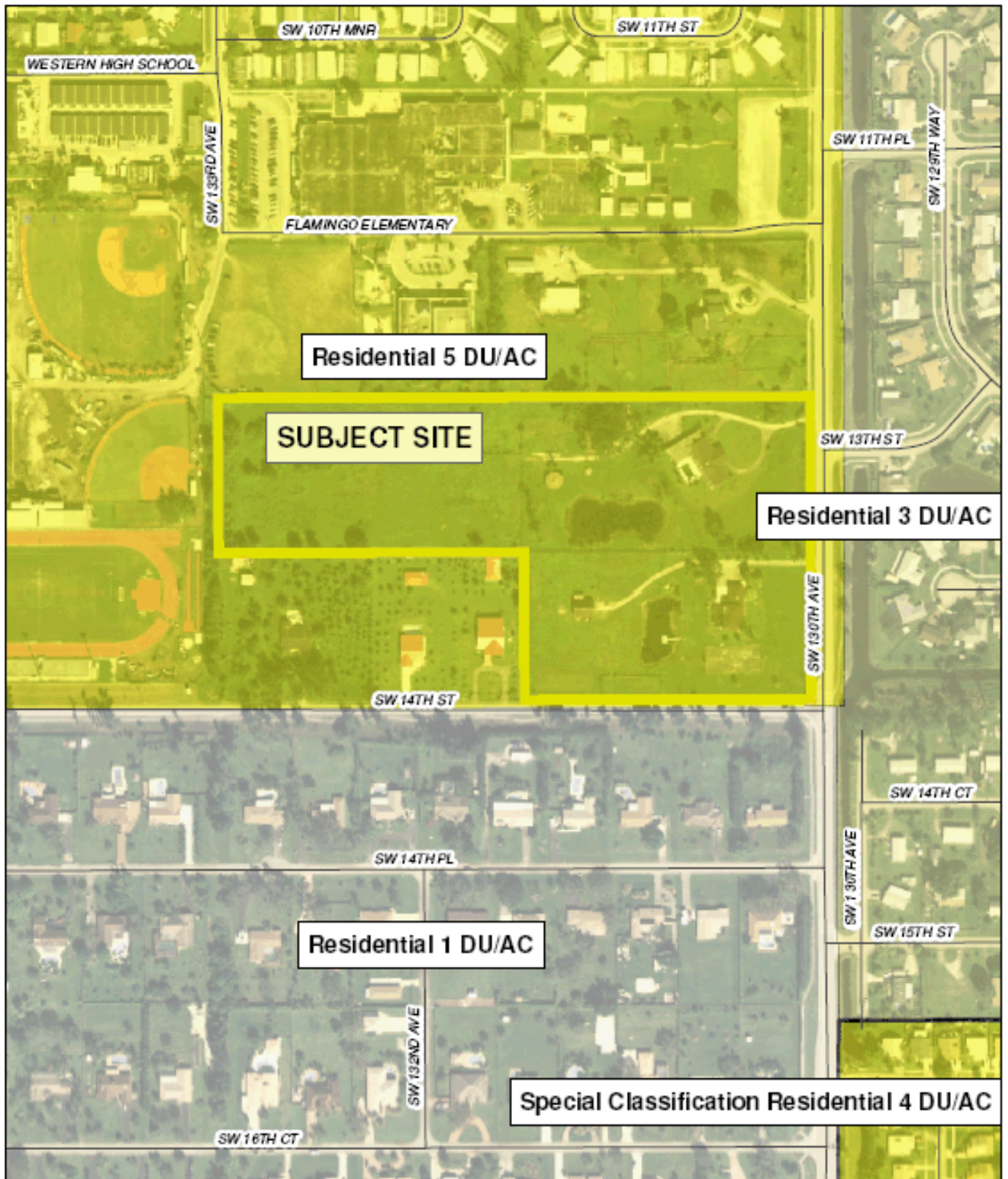
Presentation of the project was made by Troy Samuels. The old site plan and the revised site plan were presented side-by-side and presentation was made explaining the differences in the revised site plan. Floor plans and elevations of the models were also displayed and described.

Questions were asked and answered throughout the presentation. The following items were of the most concern to the 7 residents present:

- Will there be a turn-lane installed to accommodate Western High School traffic? (One resident thought that this was a stipulation of the Lorson Homes site plan approval)
Will there be a back-up generator on the lift station?
- How much water will flow into the canal along 130th Avenue when it rains?
- Request for tree planting along south side of SW 14th Street
- Increase of traffic from schools is currently unbearable during the periods of time when school starts and ends.

The meeting began to close after those present felt that they had asked all of their questions. The last residents left at 8:15 PM and the meeting was then adjourned.

Exhibit 6 (*Future Land Use Map*)



Date Flown:
12/2/06



Prepared by the Town of Davie GIS Division

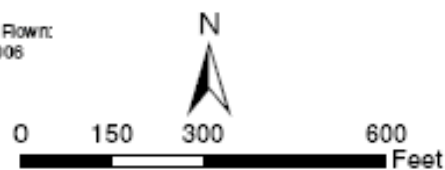
Future Land Use Map

Prepared by: ID
Date Prepared: 3/17/08

Exhibit 7 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2/06



Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/17/08

